

NEGLECTED BUILDING ORDINANCE



Office of Central Inspection

www.wichita.gov

WICHITA'S NEGLECTED BUILDING ORDINANCE

When must I register a neglected building?

A neglected building must be registered with the Office of Central Inspection when one or more of the following triggering events occur:

- The owner has failed to take action after receiving two or more Notices of Violation
- The building has been boarded for more than 90 days
- The building is not secure and so is an attractive nuisance
- The building has sustained significant fire, wind or water damage and is uninhabitable
- The building fits the criteria of a criminal nuisance (as defined by State law)
- There is substantial deterioration due to lack of maintenance
- The owner has failed to appear and a warrant has been issued in municipal court for violations of Chapters 18 or 20 of the Code of the City of Wichita

REGISTRATION REQUIREMENTS

Registration is required upon notification from the Superintendent of Central Inspection. The owner is responsible for registering the property.

- ✍ Registration fee is \$25
- ✍ Registration is not transferable

If the building is unoccupied, a Statement of Intent must be submitted to and approved by Superintendent of Central Inspection and must include:

- ✍ Description of premises
- ✍ Names and addresses of all owners, lien holders, and others with ownership interest
- ✍ Name and address of designated resident agent, if owner lives outside Sedgwick County
- ✍ If vacant, projected period of vacancy and plan and timetable to bring the property into compliance

How can a **NEGLECTED BUILDING** be removed from registration requirements?

- ✗ Being brought into compliance with all health and safety standards
- ✗ Being removed or demolished by the owner
- ✗ Being abated or demolished by the City

Appeals

Appeals may be made in writing, within 10 days of receipt of the decision or penalty. The appeal must be filed with the Superintendent of Central Inspection, and will be heard by the Board of Code Standards and Appeals, within 30 days of the appeal.

What can happen if I fail to Comply?

If the owner fails to register a neglected building as required when notified, or if, once registered, the building does not meet any of the exceptions set forth in the Neglected Building Ordinance (Title 30) a penalty of \$250 may be assessed for every 90 days that the property continues to meet the definitions of a vacant or neglected building.

The penalty can be up to \$1000 per calendar year.

An owner of an unoccupied building will not be subject to penalties if the following apply:

A statement of intent has been filed and approved by the Superintendent of Central Inspection, and one of the following applies:

- ✓ The owner is proceeding diligently in good faith to complete the repair or rehabilitation of the building
- ✓ The building is the subject of an active building permit for repair or rehabilitation
- ✓ The building is maintained in compliance with Title 30 and is actively being offered for sale, lease or rent
- ✓ The property owner can demonstrate that they made a diligent and good faith effort to implement the actions and comply with the timeline set forth in the statement of intent

How do I file a statement of intent and where do I send the registration information?

Registration forms are available in the **Office of Central Inspection** at City Hall

455 North Main – 7th floor

Wichita, KS 67202

Forms are also available on the City Website: **www.wichita.gov/CityOffices/OCI**

For questions about these requirements, please call the Office of Central Inspection 268-4481